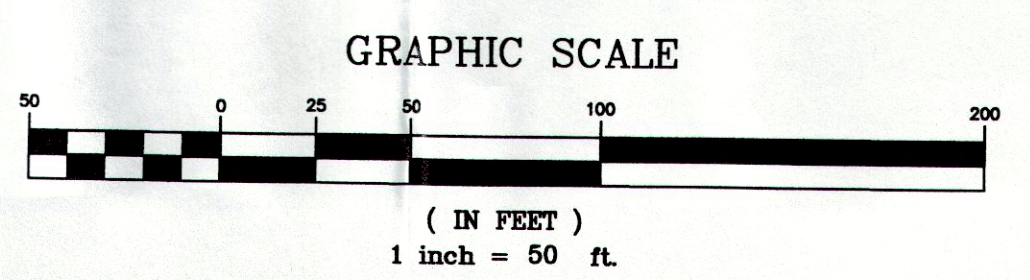


### 911 ADDRESSING:

- 22 LOT #1 - 22 SHO GEE COURT
- 16 LOT #2 - 16 SHO GEE COURT

### LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT PRIVATE ROAD BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED DRIVEWAY
- EXISTING STONEWALL



### RECORD OWNER/APPLICANT:

PETER MOLONEY  
IRENE MOLONEY  
4 SHO GEE CT,  
ROCK TAVERN NY 12575  
L. 5351 P. 129  
51 - 1 - 55.3  
FM 1/4 LOT  
MAP NO. 8558

### AREA SUMMARY:

LOT 1	64,811± S.F.	1.488± AC.
LOT 2	70,603± S.F.	1.621± AC.
TOTAL	135,414± S.F.	3.109 ±AC.

### GENERAL NOTES:

- TAX MAP DESIGNATION: 51 - 1 - 55.3
- TOTAL PARCEL AREA: 3.109± ACRES
- NUMBER OF PROPOSED LOTS : 2 RESIDENTIAL LOTS
- ZONING DISTRICT: R-1 DISTRICT - TOWN OF NEW WINDSOR
- LOT #1 TO BE SERVICED BY EXISTING INDIVIDUAL WELL AND SUBSURFACE SEWAGE DISPOSAL SYSTEM. LOT #2 TO BE SERVICED BY PROPOSED INDIVIDUAL WELL AND SUBSURFACE DISPOSAL SYSTEM AS SHOWN ON THIS PLAN.
- SUBDIVISION WAS GRANTED TWO VARIANCES FROM THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS FOR GROSS LOT AREA ON APRIL 28, 2008.
- THE PROPOSED NET LOT AREAS ARE CALCULATED WITHOUT INCLUDING THE DEDICATED RIGHT OF WAY AREA FOR SHO GEE COURT.
- CURRENT NWI AND N.Y.S. DEC WETLAND MAPPING AS PROVIDED BY THE ORANGE COUNTY WATER AUTHORITY DOES NOT INDICATE THE PRESENCE OF REGULATED WETLANDS WITHIN THE BOUNDARY OF THE PROPERTY.
- THE MAINTENANCE AGREEMENT FOR SHO GEE COURT SHALL BE REVISED TO INCLUDE PROPOSED LOT #2 AND SHALL BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE AND THE TOWN OF NEW WINDSOR CLERK'S OFFICE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED DWELLING SHALL BE CONSTRUCTED WITHIN THE DASHED LIMITS OF THE FOUNDATION BOX AS DEPICTED ON THIS PLAN. THE REAR OF THE DWELLING SHALL BE POSITIONED TO BE SIGNIFICANTLY PARALLEL TO BUTLER LANE AS SHOWN ON THIS PLAN. THE REVIEW AND APPROVAL BY THE TOWN OF NEW WINDSOR PLANNING BOARD SHALL BE REQUIRED FOR ANY DWELLING PROPOSED TO BE CONSTRUCTED OUTSIDE OF THE FOUNDATION BOX AS SHOWN ON THIS PLAN.

### SURVEY NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:  
MAP ENTITLED "SUBDIVISION LANDS FOR EDITH MANNONI & JERRY CAIAZZO, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED NOVEMBER 7, 1985, LAST REVISED JULY 10, 1987, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 28, 1987, AS MAP NO. 8558.  
MAP ENTITLED "SUBDIVISION PLAN FOR HAMPTON COURT, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED JUNE 14, 1993, LAST REVISED JANUARY 8, 1995, PREPARED BY LANC & TULLY, ENGINEERING AND SURVEYING, P.C.  
MAP ENTITLED "SUBDIVISION PLAN FOR MARKS, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED JANUARY 17, 1995, LAST REVISED MAY 8, 1995 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 3, 1995, AS MAP NO. 67-95.
- TOPOGRAPHY SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEY, P.C., WITH CONTOURS BASED ON AN APPROXIMATE U.S.G.S. DATUM.

### TABLE OF ZONING REQUIREMENTS TOWN OF NEW WINDSOR - R-1 DISTRICT (RURAL RESIDENTIAL)

MINIMUM	REQUIRED	PROVIDED LOT #1	PROVIDED LOT #2
LOT AREA (GROSS)	80,000 SQ. FT.	64,811± SQ. FT.*	70,603± SQ. FT.*
LOT AREA (NET)	N/A	62,062± SQ. FT.**	64,113± SQ. FT.**
LOT WIDTH	175 FT.	184 FT.	225 FT.
FRONT YARD DEPTH	45 FT.	102 FT.	104 FT.
SIDE YARD	40 FT.	66.6 FT.	79 FT.
BOTH SIDE YARDS	80 FT.	161.6 FT.	166 FT.
REAR YARD	50 FT.	127 FT.	95 FT.
STREET FRONTAGE	70 FT.	90 FT.	205 FT.
LIVABLE FLOOR AREA	1,200 SQ. FT.	1,200± SQ. FT.	1,200± SQ. FT.
MAXIMUM	ALLOWED	PROVIDED LOT #1	PROVIDED LOT #2
BUILDING HEIGHT	35 FT.	35 FT.	35 FT.
DEVELOPMENTAL COVERAGE	20%	12%	12%

- \*-VARIANCE GRANTED BY THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS FOR GROSS LOT AREA FOR BOTH LOT 1 & LOT 2 ON APRIL 28, 2008.
- \*\* - NET LOT AREA HAS BEEN CALCULATED WITH THE SUBTRACTION OF THE AREA FOR THE RIGHT OF WAY OF SHO GEE COURT

07-23

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LANC & TULLY  
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207  
Gothen, N.Y. 10924  
(845) 294-3700

### CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 13, 2005.

PETER MOLONEY  
IRENE MOLONEY

RODNEY C. KNOWLTON, L.S.  
NEW YORK STATE LICENSE NO. 50276

### SUBDIVISION PLAN PREPARED FOR

MOLONEY

TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

Drawn By: AC/JQ Checked By: RK/JOR Scale: 1" = 50' Tax Map No.: 51 - 1 - 55.3 Drawing No.: B - 05 - 0104 - 01

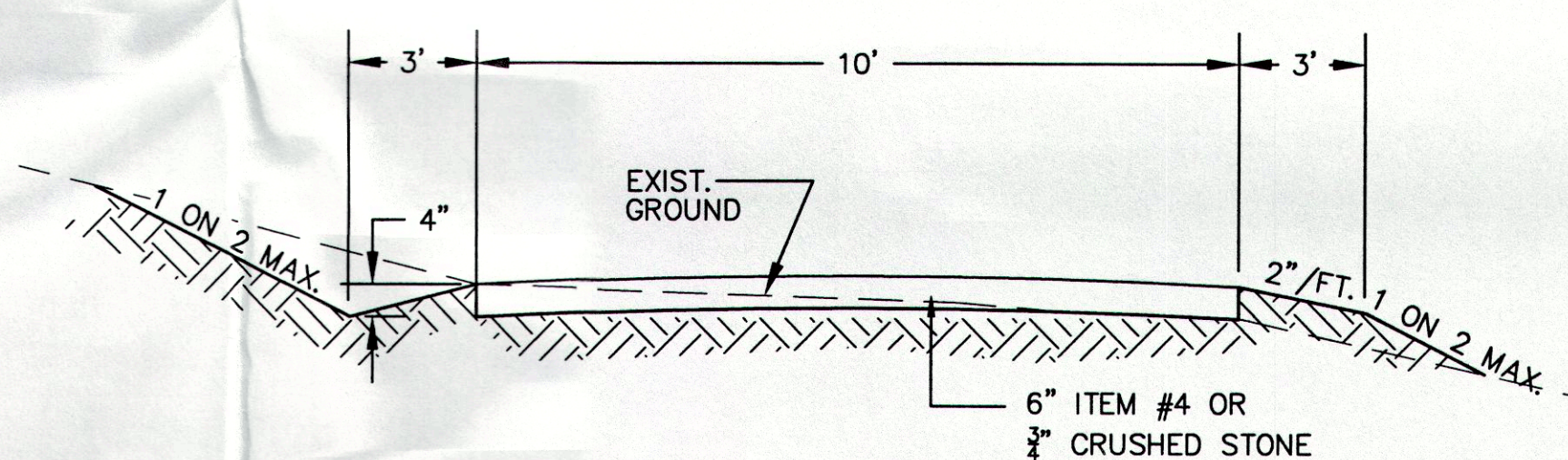
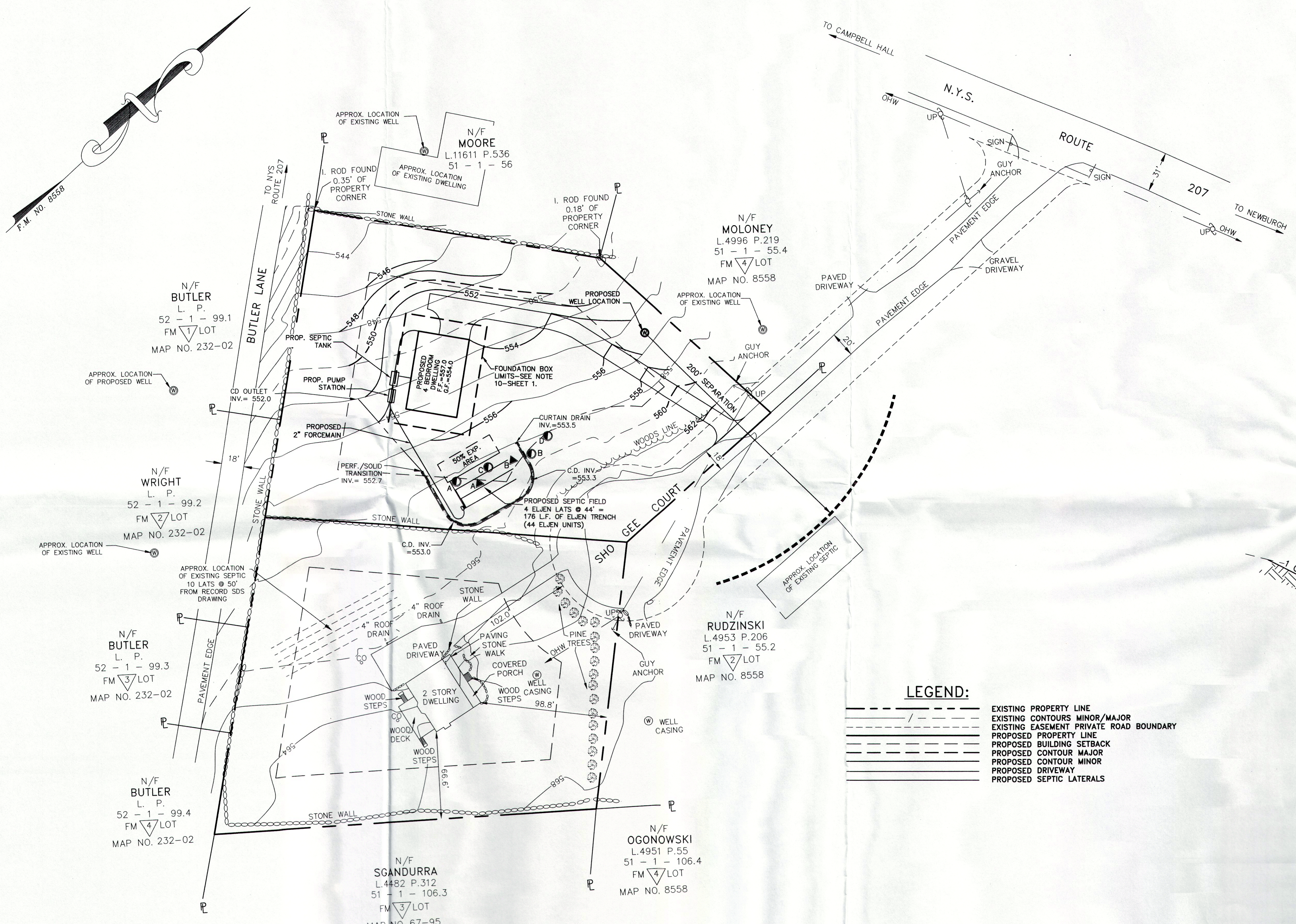


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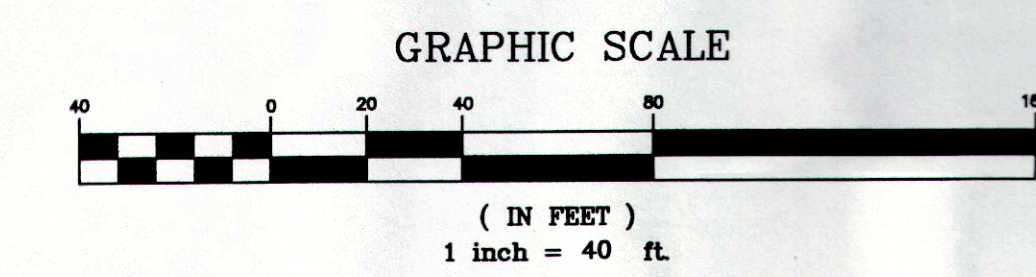
EACH SHEET SHALL BE CONSIDERED INVALID IF NOT ACCOMPANIED BY ALL OTHER SHEETS IN THE SET.





**LEGEND:**

- EXISTING PROPERTY LINE
- EXISTING CONTOURS MINOR/MAJOR
- EXISTING EASEMENT PRIVATE ROAD BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED DRIVEWAY
- PROPOSED SEPTIC LATERALS



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P.O. Box 887, Rt. 207  
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(845) 294-3700

**GRADING AND UTILITY PLAN**  
PREPARED FOR

**MOLONEY**

TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

Date: MARCH 15, 2006

Revisions:

- OCTOBER 23, 2006
- JUNE 18, 2007
- DECEMBER 19, 2007
- JUNE 9, 2008
- SEPTEMBER 18, 2008
- APRIL 6, 2009

CAD File: MOLONEY-ENG.DWG

Layout: GRADING AND UTILITY

Sheet No.: 2 OF 4

Drawn By: AC/JQ

Checked By: JOR

Scale: 1" = 40'

Tax Map No.: 51-1-55.3

Drawing No.: A-05-0104-02